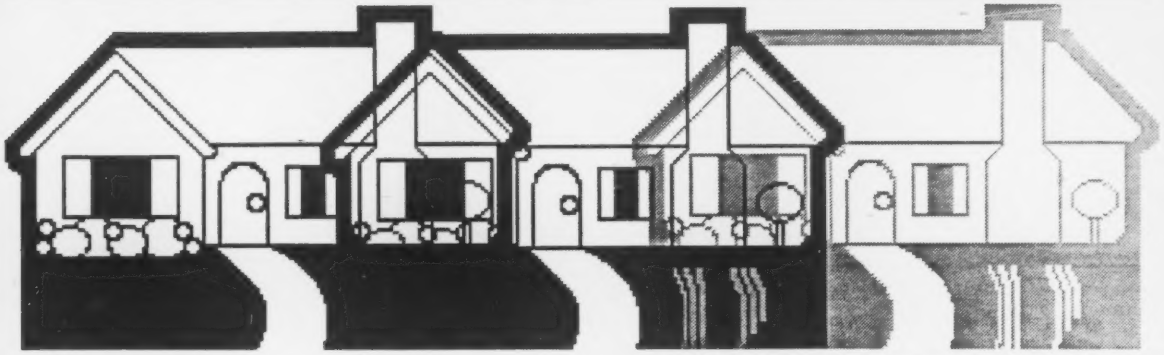
S342-3-U

NEW JERSEY

Building Permits



JIM FLORIO, Governor

RAYMOND L. BRAMUCCI, Commissioner

1990 SUMMARY

STATE OF NEW JERSEY
Department of Labor
Labor Market & Demographic Research
CN 388
Trenton, N.J. 08625-0388

September 1991

$5.00

NEW JERSEY BUILDING PERMITS

1990 Annual Summary

New Jersey Department of Labor
Division of Labor Market & Demographic Research
September 1991

ACKNOWLEDGEMENTS

This report was prepared by Frank Ferdetta with assistance from Randy Belknap, both of the Division of Labor Market and Demographic Research, New Jersey Department of Labor.

TABLE OF CONTENTS

SECTION I: NEW JERSEY RESIDENTIAL BUILDING PERMITS

1990 Highlights 1

New Jersey vs. The Nation 2

Single-Family vs. Multi-Family Units 4

Residential Construction Costs 5

Planned Homebuilding By County 7

County Planned Homebuilding By Type 9

Top Municipalities 10

Demolitions 11

LIST OF EXHIBITS

Graph 1: Change in Dwelling Units Authorized: 1980 to 1990 2
Table 1: Total Dwelling Units Authorized: 1980 to 1990 3
Table 2: Total Dwelling Units Authorized by Type: 1989 & 1990 4
Graph 2: Dwelling Units Authorized by Type 5
Graph 3: Total Construction Costs by Type 5
Table 3: Annual Average Construction Costs by Type 6
Graph 4: Average Construction Cost by Type: 1980 to 1990 6
Table 4: Total Dwelling Units Authorized by County: 1989 & 1990 7
Map: New Jersey Residential Units Authorized, Percent Distribution by County: 1990 8
Table 5: Dwelling Units Authorized by Type by County: 1990 9
Graph 5: Dwelling Units Authorized by Type by County: 1990 10
Table 6: Dwelling Units Authorized by Type by Municipality: 1990 11
Table 7: Dwelling Units Authorized for Demolition: 1989 & 1990 12

SECTION II: DWELLING UNITS AUTHORIZED BY BUILDING PERMITS - STATISTICAL SECTION

Table 8: Residential Construction Authorized by Building Permits, New Jersey: 1960-1990 15
Table 9: Number & Estimated Construction Costs of Authorized Dwelling Units by Type, New Jersey: 1972-1990 16
Table 10: Residential Construction Authorized by Building Permits by Month, New Jersey: 1990 17
Table 11: Residential Construction Authorized by Building Permits, New Jersey Counties: 1990 18

continued . . .

SECTION II: DWELLING UNITS AUTHORIZED BY BUILDING PERMITS - STATISTICAL SECTION (continued)

Table 12: Number and Estimated Construction Costs of Authorized Dwelling Units by Type, New Jersey Counties: 1990 19
Table 13: Dwelling Units and Demolitions Authorized by Building Permits, New Jersey Counties: 1990 20
Table 14: Dwelling Units and Demolitions Authorized by Building Permits, Municipalities: 1990
Atlantic 21
Bergen 22
Burlington 24
Camden 26
Cape May 27
Cumberland 28
Essex 29
Gloucester 30
Hudson 31
Hunterdon 32
Mercer 33
Middlesex 34
Monmouth 35
Morris 37
Ocean 39
Passaic 40
Salem 41
Somerset 42
Sussex 43
Union 44
Warren 45

SECTION III: NEW JERSEY NON-RESIDENTIAL BUILDING PERMITS

New Jersey Non-Residential Building Permits 49

LIST OF EXHIBITS

Table 15: Non-Residential Construction, New Jersey: 1980-1990 49
Graph 6: Non-Residential Building Permits, New Jersey: 1979-1990 50

SECTION IV: NEW JERSEY NON-RESIDENTIAL BUILDING PERMITS - STATISTICAL SECTION

Table 16: Non-Residential Construction by Type, New Jersey: 1989 & 1990 53
Table 17: Non-Residential Construction by County: 1989 & 1990 54
Table 18: Non-Residential Construction Authorized by Building Permits, New Jersey Counties: 1990 (Number of Buildings) 55
Table 19: Non-Residential Construction Authorized by Building Permits, New Jersey Counties: 1990 (Estimated Cost of Construction) 56

continued. . .

SECTION V: TECHNICAL NOTES

Source of the Data 59

Definitions of Terms 59

Limitations of the Data 60

SECTION I

NEW JERSEY RESIDENTIAL BUILDING PERMITS

SECTION I

NEW JERSEY BUILDING PERMITS

1990 SUMMARY

Data on dwelling units authorized for construction are tabulated from monthly building permit reports submitted by New Jersey municipal building inspectors. The New Jersey Department of Labor's Division of Labor Market and Demographic Research cooperates with the U.S. Census Bureau in this program.

The data presented in this report summarize residential building permit activity for New Jersey covering the full year 1990. The data represent neither housing starts nor completions in 1990, but rather the number of units authorized in 1990 for construction.

These tabulations are more complete than the sums of the monthly data previously published and regularly included in New Jersey Economic Indicators since they include information obtained after follow up contacts with municipalities that did not originally report on a monthly basis.

1990 HIGHLIGHTS

New Jersey's planned residential construction in 1990 dropped for the fourth consecutive year. A total of 18,008 new dwelling units were authorized for construction in 1990 compared with 29,929 in 1989, 40,268 in 1988, and the boom years of 1985 through 1987, when more than 50,000 units were authorized annually.

The 1990 total represents the lowest number of dwelling units authorized in the State since 1946 when the number of planned new homes in New Jersey was only 16,907. The recent annual declines followed a strong homebuilding boom in the State between 1985 and 1987 which was far out of proportion with national trends due to the strong expansion of the State's economy, the accrued demand from the recession and high interest rates of the early 1980s, and the demand for housing by a maturing baby boom generation. The 39.8 percent decline between 1989 and 1990 -- the largest on record -- followed decreases of 11.8 percent between 1986-87, 20.0 percent between 1987-88 and 25.7 percent between 1988-89.

For the third year in a row, New Jersey was outperformed by the Nation; the State registered a larger over-the-year decline in dwelling units authorized than the Nation (-39.8% vs. -17.0%). Overall, the Northeast Region lagged behind the United States as a whole in 1990 with an over-the year decrease of 29.7 percent. All four regions of the Nation experienced 1989-to-1990 declines with the Midwest Region posting the smallest decline at 7.3 percent.

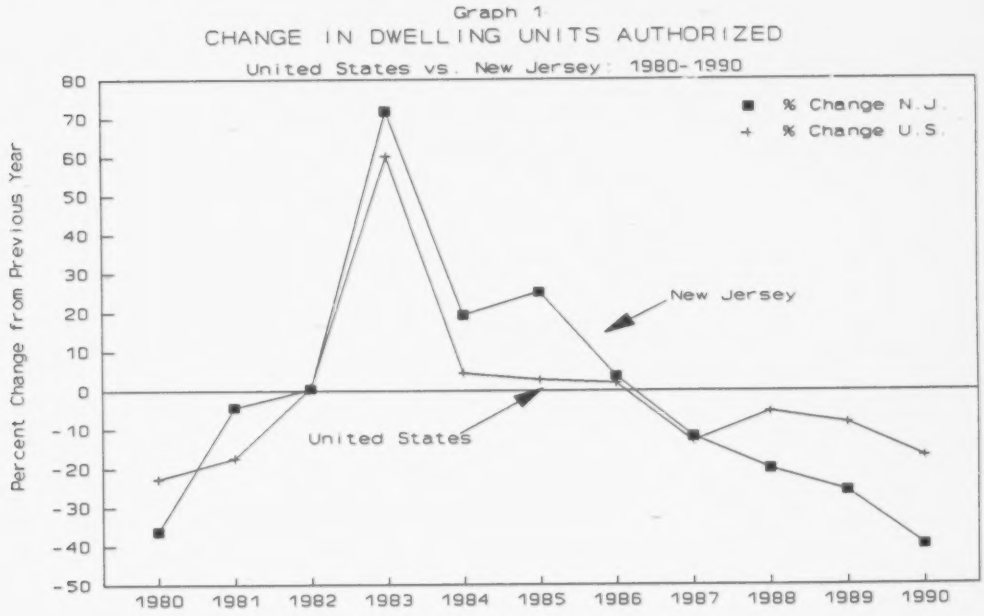
Single-family units, which comprised the majority of residential units planned in the State, accounted for most of the overall decline from 1989 to 1990. However, the number of multi-family units showed the largest percentage decrease from 1989 (-47.8%).

Seven of the State's 21 counties accounted for more than half of all dwelling units authorized for construction: Ocean, Middlesex, Burlington, Monmouth, Camden, Somerset, and Gloucester. All of these counties, however, showed a decrease from the previous year. Only one of the State's counties, Passaic, showed an increase in planned homebuilding -- from 523 in 1989 to 731 in 1990. Middlesex County, which led the State in the number of new dwelling units authorized in 1989, was surpassed in 1990 by Ocean County. Ocean County authorized 1,804 new units in 1990 compared with 1,623 for Middlesex County. Ocean County has now led the State for four of the last five years.

NEW JERSEY VS. THE NATION

As illustrated in Graph 1 and Table 1, planned homebuilding in New Jersey tended to mirror the national experience during the decade of the 1980s and the beginning of the 1990s. With the exception of the beginning of the decade and the end of the decade and continuing into 1990, New Jersey fared better than the Nation.

Graph 1



The boom and bust cycles were the result of several economic and demographic factors. The first three years of the decade were the low production years of 1980 to 1982. During this period the average number of dwelling units authorized for construction was 21,651 with a low of 21,293 in 1981. This low production was caused by high interest rates and the 1982 recession.

In 1982, as interest rates began to decline and the State's economy started its extraordinary expansion which lasted through the mid-1980s, authorized residential construction soared as builders attempted to meet the pent-up demands of the baby-boom generation. The increase in building permits began in 1982 with a

modest 0.5% increase, followed by a huge 71.9% increase in 1983. Authorizations peaked in 1986 when 57,074 units were authorized for construction. Not since 1972 when 64,979 units were authorized had residential authorizations reached this level. From 1983-1987 New Jersey had an annual average growth rate of 21.7 percent while the Nation's annual average growth rate was only 11.3 percent. Despite this better than National growth rate in new housing and a lower than national rate of growth in population, housing prices soared dramatically in the State.

As housing prices failed to drop sufficiently to allow the market to absorb the extraordinary supply created during the 1985-to-1987 residential construction boom and as the State's rate of population growth declined, authorizations began to slow. Only about 29,000 units on average were authorized from 1988-to-1990, compared with an annual average of 54,000 units during the 1985-to-1987 period.

Table 1
TOTAL DWELLING UNITS AUTHORIZED: 1980 TO 1990
United States & New Jersey

	NEW JERSEY			UNITED STATES (Numbers in Thousands)		
	Total Units Authorized	Change From Previous Year Number	Percent	Total Units Authorized	Change From Previous Year Number	Percent
1980	22,257	-12,611	-36.2	1,207.2	-354.8	-22.7
1981	21,293	-964	-4.3	997.7	-209.5	-17.4
1982	21,404	111	0.5	1,006.8	9.1	0.9
1983	36,791	15,387	71.9	1,613.3	606.5	60.2
1984	43,925	7,134	19.4	1,686.4	73.1	4.5
1985	55,015	11,090	25.2	1,735.2	48.8	2.9
1986	57,074	2,059	3.7	1,769.4	34.2	2.0
1987	50,325	-6,749	-11.8	1,539.0	-230.4	-13.0
1988	40,268	-10,057	-20.0	1,455.6	-83.4	-5.4
1989	29,929	-10,339	-25.7	1,336.4	-119.2	-8.2
1990	18,008	-11,921	-39.8	1,110.8	-225.6	-16.9

Sources: Office of Demographic and Economic Analysis, Division of Planning and Research, New Jersey Department of Labor, New Jersey Residential Building Permits, Annual Summary, 1980 through 1986; Division of Labor Market and Demographic Research, Office of Policy and Planning, New Jersey Department of Labor, New Jersey Building Permits Annual Summary, 1987 and 1988; Division of Labor Market and Demographic Research, New Jersey Department of Labor, New Jersey Building Permits Annual Summary, 1989 and 1990, Bureau of the Census, U.S. Department of Commerce, 17,000 Place Series for Privately Owned Residential Construction and Public Housing.

The Northeast Region (New England states, New York, New Jersey and Pennsylvania) as a whole exhibited a decline of 29.7 percent from 1989 to 1990 -- down from the previous over-the-year rate of 22.3 percent. All of the states in the Northeast Region showed similar over-the-year decreases. Nationally, only 16 states exhibited an improvement on their 1989 totals. Final figures for 1990 show the South had 428,227 housing units authorized in permit-issuing places.[1] The West had 324,851 new housing units authorized in 1990, the Midwest, 233,841, and the Northeast, 125,847. States which authorized substantially more new units

[1] Throughout the Nation there are 17,000 such places - municipalities, counties, townships, - that issue building permits. Reports from these places cover about 96% of all construction.

in 1990 than in 1989 were Montana (68.7), South Dakota (36.4%), Wyoming (24.7%), Utah (22.2%), Idaho (19.4%), and Texas (14.1%).

The decline in planned residential construction in general can be attributed to a variety of factors. The slowdown occurred, in part, simply because production could not be maintained at the high levels of the mid-1980s. The last three years were in part a reaction to the previous boom in the residential construction cycle. Additionally, at least some of the baby boomers' demand for housing has been met. Also contributing to this decrease is the fact that while housing prices in New Jersey have stabilized or declined slightly, they are still higher than the national average and may have priced many would-be-owners out of the market. In fact, as housing prices soared during the mid-1980s, the State's rate of population growth, which earlier had been increasing, began to decline, indicating perhaps that many would-be New Jersey residents were seeking cheaper housing elsewhere. This slower rate of population growth in turn further dampened housing demand. More recent factors include the savings and loan crisis which has led to more stringent lending restrictions -- and the slowdown and eventual recession in the national and state economies.

SINGLE-FAMILY VS. MULTI-FAMILY UNITS

The American dream of homeownership and federal tax laws have affected the types of housing units being planned for construction. In 1973, the ratio of five-or-more-family units to single-family units was approximately 1:1. During the 1974 through 1986 period, there was a considerable drop in this ratio, so that by 1986 almost 74% of planned homebuilding consisted of single-family units. In 1987, although single-family units comprised a lower percentage of New Jersey's total construction than they did in 1986, over 70 percent of all planned homebuilding was for single-family units. In 1988 and 1989, this trend held with single-family units accounting for nearly 70 percent of all residential construction in both years. Five-or-more-family units showed a slight increase in 1989 with high home prices forcing many first time buyers to opt for condominiums.[2] During 1990, single-family units climbed to over 72% of all residential construction, while five-or-more-family units declined to less than 24%.

Table 2
TOTAL DWELLING UNITS AUTHORIZED BY TYPE: 1989 & 1990
New Jersey

	1989		1990		Change 1989 to 1990	
	Number	%	Number	%	Number	%
Total Units Authorized	29,929	100.0	18,008	100.0	-11,921	-39.8
Single-Family Units	20,348	68.0	13,004	72.2	-7,344	-36.1
2-to-4-Family Units	1,424	4.8	780	4.3	-644	-45.2
5-or-More-Family Units	8,157	27.2	4,224	23.5	-3,933	-48.2

Source: Division of Labor Market and Demographic Research, New Jersey Department of Labor, New Jersey Building Permits, Annual Summary; 1989 and 1990.

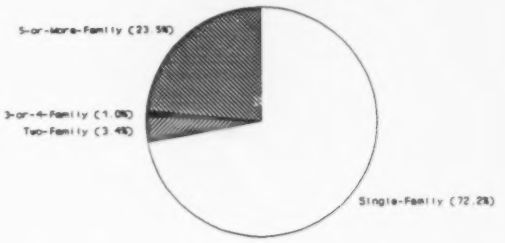
[2]According to U.S. Census Bureau definitions, townhouses usually fall into the single-family attached category while condominiums fall into the five-or-more family category. A single-family attached home is one in which each unit is separated from adjoining units by a wall that extends from ground to roof, no unit is above or below another unit, each unit has a separate heating system, and each unit has separate utility meters.

As can be seen in Table 2, all types of construction declined in 1990. Although the number of single-family units authorized for construction decreased by over 36 percent from the 1989 level of over 20,000 units, they remained the clear favorite of New Jersey homebuilders. However, the 13,004 single-family units authorized in 1990 was the lowest since 12,479 units were authorized in 1981. The Federal tax law, which took affect in 1987 and lessened the allowed levels of depreciation on rental units and maintained homeownership as a tax shelter, may have been a factor in the declining number of five-or-more-family type units planned from 1988-to-1990.

Graph 2

DWELLING UNITS AUTHORIZED BY TYPE

New Jersey: 1990



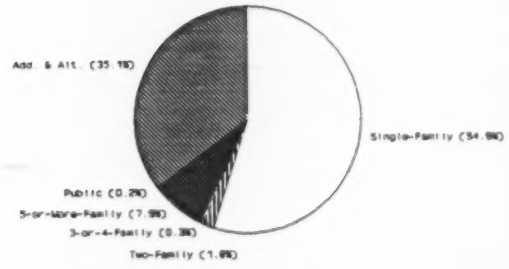
RESIDENTIAL CONSTRUCTION COSTS

Expenditures on new housing and additions and alterations to existing dwellings dropped for the third year in a row. The total estimated cost of residential construction in 1990 was just over $2.1 billion compared to 1989's $3.1 billion. The 1990 total represents a 30.2 percent decline from the previous year.[3]

Graph 3

TOTAL CONSTRUCTION COSTS BY TYPE

New Jersey: 1990



The estimated amount of money spent for additions and alterations in New Jersey declined for the first time since 1983. In 1990 there was $763 million spent for additions and alterations, compared with $865 million in 1989 -- a decrease of over 11 percent. From 1960 to 1973, the estimated total costs for additions and alterations never exceeded 15 percent of total expenditures. However, during the 1974-to-1975 recessionary periods, costs for additions and alterations accounted for approximately 23 percent of total costs. Between the recessions of the mid-1970s and 1980s, this percentage dropped as low as 16 percent, but rose to 25 percent in 1980, 1981 and 1982. It was not until 1984 that only 15 percent of all costs were for additions and alterations. In 1985 and 1986 less than 15 percent of all costs were for additions and alterations. In the last three years of the 1980s, however, as the number of new homes being authorized in the State began to decline, the percentage of all money spent on additions and alterations began to increase. In 1987 this percentage was up to 19 percent while in 1988 and 1989 it rose to 22 percent and 28 percent, respectively. This trend continued into the new decade as additions and alterations accounted for 35 percent of total expenditures in 1990.

Estimated average construction for single-family and five-or-more-family units from 1980 to 1990 are shown in Table 3. The 1990 average construction cost for a single-family home increased from $84,000 in 1989 to $91,900 in 1990 -- a 9.4 percent increase. The average cost of construction for five-or-more-family units, on the other hand, decreased 25.1 percent from $54,900 in 1989 to only $41,100 in 1990.

[3]Estimated costs of construction are in current dollars and, therefore, do not reflect changes due to inflation.

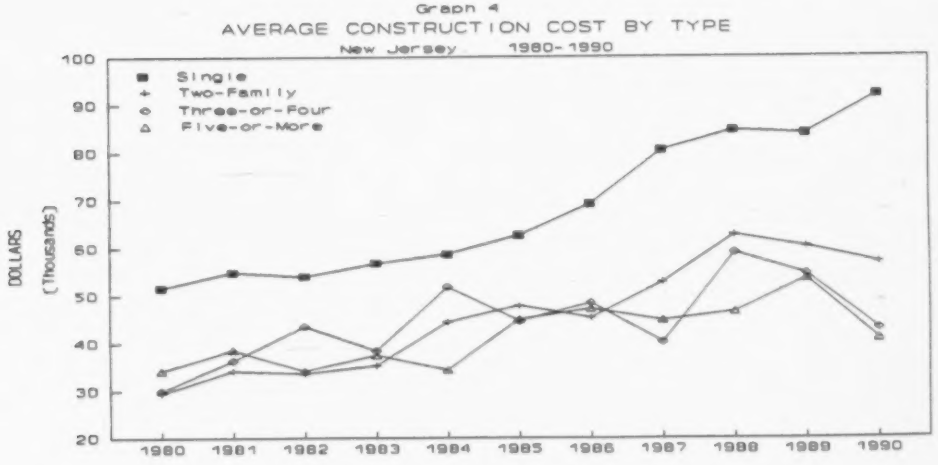
Table 3
ANNUAL AVERAGE CONSTRUCTION COSTS BY TYPE
New Jersey: 1980 to 1990

Year	Single-Family Cost Per Unit	Single-Family Percent Change	Five-or-More-Family Cost Per Unit	Five-or-More-Family Percent Change
1980	51,600		34,600	
1981	54,900	6.4	39,100	13.0
1982	54,100	-1.5	34,400	-12.0
1983	56,800	5.2	37,800	9.9
1984	58,700	3.3	34,400	-8.8
1985	62,600	6.6	44,900	30.5
1986	69,200	10.5	47,100	4.9
1987	80,450	16.3	44,950	-4.6
1988	84,500	5.1	46,700	3.9
1989	84,000	-0.6	54,900	17.6
1990	91,900	9.4	41,100	-25.1
10 Year Average		6.1		2.9

Note: These cost estimates are based on data supplied by local building inspectors. They do not include the cost of land, sewerage, or other improvements, nor the other differences between costs of construction and selling prices. The data do not standardize for qualitative changes in the mix of housing authorized and, therefore, should not be interpreted as indicators of the impact of inflation on building costs.

Source: Division of Labor Market and Demographic Research, New Jersey Department of Labor.

Graph 4



PLANNED HOMEBUILDING BY COUNTY

Table 4 shows the total number of dwelling units authorized by county for 1989 and 1990. As can be seen from the table, the geographic distribution of planned residential construction in 1990 was similar to the pattern in 1989. Seven of the State's 21 counties accounted for more than half of all dwelling units authorized for construction: Ocean, Middlesex, Burlington, Monmouth, Camden, Somerset, and Gloucester. Ocean County led the State in 1990 with 1,804 new units authorized. Middlesex County, which led the State in the number of new dwelling units in 1989, was second with 1,623 new units authorized in 1990. Ocean County has now led the State four of the last five years. All of these counties, however, showed a decrease from the previous year. Only one of the State's counties, Passaic, showed an increase in planned homebuilding -- from 523 in 1989 to 731 in 1990.

Table 4
TOTAL DWELLING UNITS AUTHORIZED BY COUNTY: 1989 & 1990
New Jersey

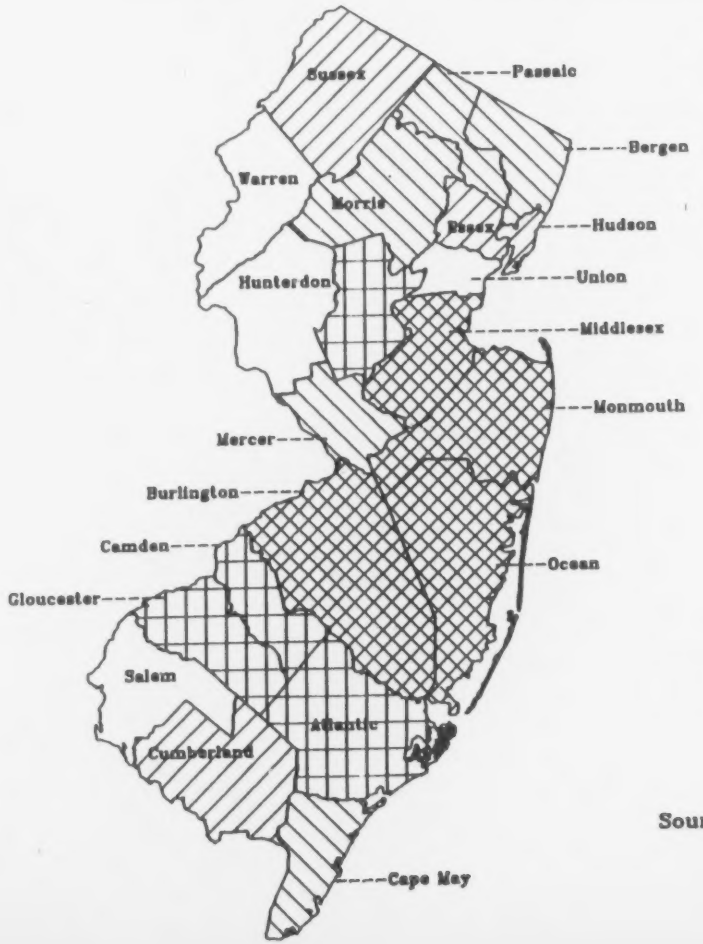
	1989		1990		1989 to 1990	
	Number	Percent	Number	Percent	Number	Percent
NEW JERSEY	29,929	100.0	18,008	100.0	-11,921	-39.8
Atlantic	1,988	6.6	1,067	5.9	-921	-46.3
Bergen	1,893	6.3	953	5.3	-940	-49.7
Burlington	2,281	7.6	1,618	9.0	-663	-29.1
Camden	1,541	5.1	1,307	7.3	-234	-15.2
Cape May	1,007	3.4	598	3.3	-409	-40.6
Cumberland	703	2.3	321	1.8	-382	-54.3
Essex	1,078	3.6	563	3.1	-515	-47.8
Gloucester	2,148	7.2	1,169	6.5	-979	-45.6
Hudson	1,555	5.2	523	2.9	-1,032	-66.4
Hunterdon	388	1.3	268	1.5	-120	-30.9
Mercer	1,025	3.4	1,001	5.6	-24	-2.3
Middlesex	3,116	10.4	1,623	9.0	-1,493	-47.9
Monmouth	2,253	7.5	1,476	8.2	-777	-34.5
Morris	1,737	5.8	788	4.4	-949	-54.6
Ocean	2,821	9.4	1,804	10.0	-1,017	-36.0
Passaic	523	1.7	731	4.6	208	39.8
Salem	239	0.8	205	1.1	-34	-14.2
Somerset	2,145	7.2	1,260	7.0	-885	-41.3
Sussex	646	2.2	341	1.9	-305	-47.2
Union	264	0.9	170	0.9	-94	-35.6
Warren	578	1.9	222	1.2	-356	-61.6

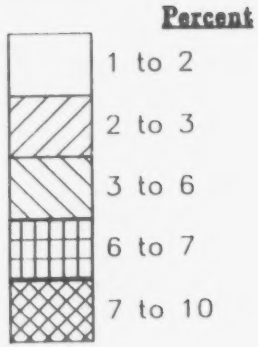
Source: Division of Labor Market and Demographic Research, New Jersey Department of Labor.

The counties with the most dwelling units authorized in 1990 tended to be located in the central part of the State (Ocean, Middlesex, Burlington, and Monmouth).

NEW JERSEY RESIDENTIAL UNITS AUTHORIZED

PERCENT DISTRIBUTION BY COUNTY: 1990





Source: NJ Department of Labor
Labor Market & Demographic Research
July 1991

COUNTY PLANNED HOMEBUILDING BY TYPE

County building permit activity is further detailed in Table 5 and Graph 2 which illustrate the number of dwelling units authorized by type. As shown, the counties ranking highest in total planned construction tended to be the counties with the most single-family units authorized. However, Middlesex County, which ranked second in total units authorized in 1990, authorized less-than-the-state-average of 72 percent in single-family dwellings planned. Only about 60 percent of Middlesex County's planned units were single-family. On the other hand, in eleven counties, 80 percent or more of all planned residential units in 1990 were single--family dwellings. These counties tended to be more suburban in nature than those with a lower percentage

Table 5
DWELLING UNITS AUTHORIZED BY TYPE BY COUNTY: 1990
New Jersey

	Type of Unit				
	Total	Single-Family	Two-Family	Three-or-Four-Family	Five-or-More-Family
NEW JERSEY	18,808	13,004	606	174	4,224
Atlantic	1,067	685	28	31	323
Bergen	953	310	84	4	555
Burlington	1,618	1,505	4	4	105
Camden	1,307	1,111	46	0	150
Cape May	598	372	116	77	33
Cumberland	321	312	4	0	5
Essex	563	153	56	6	348
Gloucester	1,169	1,147	4	4	14
Hudson	523	52	152	6	313
Hunterdon	268	268	0	0	0
Mercer	1,001	470	0	4	527
Middlesex	1,623	968	24	4	627
Monmouth	1,476	1,411	8	8	49
Morris	788	755	6	12	15
Ocean	1,804	1,566	6	0	232
Passaic	731	143	30	0	558
Salem	205	199	0	0	6
Somerset	1,260	938	6	4	312
Sussex	341	339	0	2	0
Union	170	90	32	8	40
Warren	222	210	0	0	12

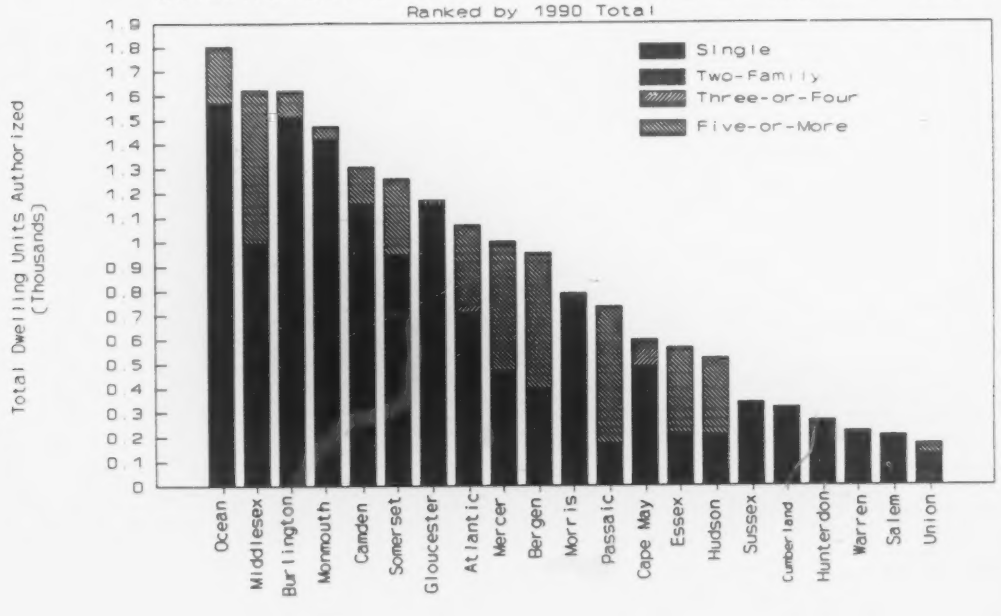
Source: Division of Labor Market and Demographic Research, New Jersey Department of Labor.

of single-family units authorized. They were: Gloucester (98.1%), Cumberland (97.2%), Salem (97.1%), and Camden (85.0%) in the southwest, Sussex (99.4%) and Warren (94.6%) in the northwest, and Hunterdon (100%), Monmouth (95.6%), Burlington (93.0 %), and Ocean (86.0%) in the central part of the State.

Graph 5

DWELLING UNITS AUTHORIZED BY TYPE BY COUNTY 1990

Ranked by 1990 Total



Of all the two-to-four family dwellings authorized in the State, 56.3 percent were in three counties -- Cape May, Hudson and Bergen. In Cape May County, 32.3 percent of the total dwelling units authorized were two-to-four family units of which 69.4% were in Wildwood City and Sea Isle City. In Hudson County, 30.2% of all units authorized were two-to-four-family, with Jersey City accounting for over 51 percent. In Bergen County, 9.9% of all dwelling units authorized were two-to-four-family units, 33% of which were in Fort Lee Boro.

Only four New Jersey counties (Middlesex, Passaic, Burlington and Mercer) authorized over 500 five-or-more-family dwellings in 1990. In these counties, the municipalities with the largest number of five-or-more-family units ranked in the top 25 municipalities in the State in planned residential construction.

TOP MUNICIPALITIES

The top 25 municipalities in planned homebuilding in 1990 are listed in Table 6. Not surprisingly, 17 of the top 25 municipalities are in the seven counties ranking highest in planned homebuilding in the State. Seven of the top 25 municipalities were in the two leading counties -- Ocean (5) and Middlesex (2). The first choices for New Jersey homebuilders in 1990 were Mount Laurel Township (Burlington) and Franklin Township (Somerset) each with 498 units authorized. Jersey City (Hudson) led in 1989 with 989. Jersey City authorized only 171 total units in 1990. Of the top ten municipalities in 1989, eight were in the top 25 in 1990. They were Mount Laurel Township, Franklin Township (Somerset), Newark City, Jackson Township, Galloway Township, Freehold Township, Mahwah Township, and Winslow Township. In 1990, no municipality planned more than 500 single-family units. Mount Laurel and Franklin Township led with 498 single-family units each. Wayne Township had 465 five-or-more-family units planned for construction, which led the State.

Table 6
DWELLING UNITS AUTHORIZED BY TYPE BY MUNICIPALITY: 1990
Top 25 Municipalities

Rank	(County)	Type of Unit: Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family
1 Mount Laurel Twp.	(Burlington)	498	498	0	0	0
2 Franklin Twp.	(Somerset)	498	206	0	0	292
3 Wayne Twp.	(Passaic)	493	28	0	0	465
4 Mahwah Twp.	(Bergen)	459	32	0	4	423
5 Edison Twp.	(Middlesex)	418	122	2	0	294
6 Winslow Twp.	(Camden)	417	301	0	0	116
7 Gloucester Twp.	(Camden)	360	324	2	0	34
8 Lawrence Twp.	(Mercer)	336	41	0	0	295
9 Galloway Twp.	(Atlantic)	311	134	0	0	177
10 Newark Twp.	(Essex)	296	60	48	6	182
11 Piscataway Twp.	(Middlesex)	294	222	0	0	72
12 Dover Twp.	(Ocean)	275	243	0	0	32
13 Manalapan Twp.	(Monmouth)	273	273	0	0	0
14 Tinton Falls Borough	(Monmouth)	261	252	0	0	9
15 Burlington Twp.	(Burlington)	257	257	0	0	0
16 Lakewood Twp.	(Ocean)	255	61	0	0	194
17 Evesham Twp.	(Burlington)	235	159	0	0	76
18 Washington Twp.	(Mercer)	235	95	0	0	140
19 Jackson Twp.	(Ocean)	231	231	0	0	0
20 Hoboken City	(Hudson)	229	0	2	0	227
21 Brick Twp.	(Ocean)	225	225	0	0	0
22 Branchburg Twp.	(Somerset)	225	225	0	0	0
23 Freehold Twp.	(Monmouth)	219	179	0	0	40
24 Berkeley Twp.	(Ocean)	217	217	0	0	0
25 Camden City	(Camden)	212	178	34	0	0

Source: Division of Labor Market and Demographic Research, New Jersey Department of Labor.

DEMOLITIONS

Approximately 7 percent fewer dwelling units were authorized for demolition in 1990 then in 1989. In 1990, 2,227 units were planned to be demolished and 1,312 of these were single-family homes. The number of five-or-more-family units authorized for demolition increased to 521 in 1990 from 328 in 1989. Although this was the third year in a row that five-or-more-family unit demolitions increased (250 in 1988), this was still far less than the number authorized to be demolished in 1987 (736). Demolition data by type of residential building are presented in Table 7.

Table 7
DWELLING UNITS AUTHORIZED FOR DEMOLITION
New Jersey: 1989 & 1990

Type of Dwelling	Number of Units		Change: 1989-1990	
	1989	1990	Number	Percent
Single-Family	1,590	1,312	-278	-17.5
Two-Family	320	240	-80	-25.0
Three-or-Four-Family	172	154	-18	-10.5
Five-or-More-Family	328	521	193	58.8
Total	2,410	2,227	-183	-7.6

Source: Division of Labor Market and Demographic Research, New Jersey Department of Labor.

Total planned residential demolitions for New Jersey's 21 counties are shown in Table 13. Hudson County ranked first in 1990 demolitions with 339 units. Cape May County which led the State in 1989, was second in 1990 with 245 demolitions authorized. Within Hudson County, 74 percent of all demolitions were in Jersey City. In Cape May County, 37 percent of all demolitions were in Wildwood City . Ranking third was Essex County at 232 dwelling units authorized for demolition with 145 in Newark City.

SECTION II

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS

STATISTICAL SECTION

TABLE 8
RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS
NEW JERSEY: 1960-1990

Year	Municipalities Reported	DWELLING UNITS AUTHORIZED						COST OF RESIDENTIAL CONSTRUCTION			
			Private						New Buildings		Additions & Alterations
		Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family	Public	Total ($000's)	Private ($000's)	Public ($000's)	($000's)
1960	567	41,166	30,690	2,570	599	6,244	1,063	558,591	497,534		61,057
1961	567	46,963	29,555	2,784	733	10,525	3,366	622,482	553,029		69,453
1962	567	46,655	29,025	2,638	790	13,708	494	618,663	549,825		68,838
1963	567	54,488	28,685	3,036	891	21,191	685	681,597	608,860		72,937
1964	567	68,078	27,673	2,889	1,014	35,284	1,218	778,540	704,809		73,731
1965	567	64,933	30,675	3,684	822	28,040	1,712	804,151	727,586		76,565
1966	567	50,163	23,868	2,830	1,883	19,258	2,324	665,653	588,874		76,779
1967	563	46,958	24,380	2,338	1,092	17,412	1,736	652,963	572,646		80,317
1968	563	43,661	23,781	2,586	705	14,040	2,549	680,816	597,980		82,836
1969	559	37,887	21,030	2,814	787	12,854	402	661,820	562,616		99,204
1970	561	40,143	20,320	2,102	713	16,789	722	702,116	599,034		103,082
1971	559	58,360	29,551	2,912	1,098	24,589	1,017	990,471	876,144		114,327
1972	561	64,979	29,682	3,648	1,383	30,309	597	1,200,400	1,051,068	11,362	137,970
1973	560	52,743	28,111	2,322	1,138	20,376	458	1,187,837	1,023,498	7,008	157,331
1974	557	26,171	15,102	1,344	336	8,695	509	764,704	576,942	11,349	176,413
1975	553	23,313	15,910	1,220	502	5,523	250	751,581	599,962	4,139	177,480
1976	562	31,355	20,476	1,974	521	8,644	838	1,033,733	811,850	20,582	201,300
1977	561	34,920	23,422	1,808	459	8,220	711	1,206,053	981,888	17,043	207,122
1978	560	38,756	27,710	2,142	617	7,583	1,044	1,503,974	1,235,273	27,557	241,143
1979	564	34,868	22,891	1,906	618	8,845	780	1,575,051	1,250,796	23,557	300,698
1980	564	22,257	14,663	1,594	316	5,137	547	1,354,770	989,194	20,890	344,686
1981	563	21,293	12,479	1,380	383	6,528	523	1,367,786	998,421	23,710	345,656
1982	564	21,404	13,390	916	339	6,556	203	1,322,698	994,463	9,231	319,004
1983	562	36,791	23,674	1,404	685	10,529	499	2,257,908	1,816,362	21,293	420,253
1984	564	43,925	30,401	1,622	501	10,937	464	2,678,872	2,258,424	15,982	404,466
1985	564	55,015	37,475	1,954	1,070	14,026	490	3,659,843	3,119,489	19,697	520,657
1986	565	57,074	42,253	2,360	529	11,680	252	4,243,707	3,608,121	10,083	625,503
1987	567	50,325	35,873	2,174	717	11,528	33	4,347,784	3,540,508	2,105	805,172
1988	567	40,268	27,684	1,770	376	10,438	0	3,811,510	2,960,659	---	850,851
1989	567	29,929	20,217	1,054	370	8,042	246	3,105,483	2,228,234	12,449	864,800
1990	567	18,008	12,960	606	174	4,204	64	2,173,780	1,407,210	3,277	763,293

NOTES: 1. Detailed comparable data unavailable prior to 1972.

2. Public housing includes single, two, 3 or 4, and 5 or more family type units.

TABLE 9
NUMBER & ESTIMATED CONSTRUCTION COSTS OF AUTHORIZED DWELLING UNITS BY TYPE
NEW JERSEY: 1972-1990

Year	DWELLING UNITS AUTHORIZED						COST OF RESIDENTIAL CONSTRUCTION					
		Private						Private				
	Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family	Public	Total ($000's)	Single-Family ($000's)	Two-Family ($000's)	3-or-4-Family ($000's)	5-or-More-Family ($000's)	Public ($000's)
1972	64,979	29,682	3,648	1,383	30,309	597	1,062,430	651,422	45,339	16,746	337,541	11,362
1973	52,743	28,111	2,322	1,138	20,376	458	1,030,506	674,822	34,436	13,833	300,407	7,008
1974	26,171	15,102	1,344	336	8,695	509	588,291	411,507	22,442	4,884	138,108	11,349
1975	23,313	15,910	1,220	502	5,523	250	574,101	456,272	25,206	7,684	80,799	4,139
1976	31,355	20,476	1,974	521	8,644	838	832,433	633,690	37,180	9,186	131,795	20,582
1977	34,920	23,422	1,808	459	8,220	711	998,931	777,928	36,317	9,537	158,105	17,043
1978	38,756	27,710	2,142	617	7,583	1,044	1,262,831	1,004,309	46,640	9,645	174,679	27,557
1979	34,868	22,891	1,906	618	8,845	780	1,274,353	963,843	44,472	18,303	224,179	23,557
1980	22,257	14,663	1,594	316	5,137	547	1,010,084	756,800	47,017	9,459	175,918	20,890
1981	21,293	12,479	1,380	383	6,528	523	1,022,130	685,303	47,173	13,931	252,014	23,710
1982	21,404	13,390	916	339	6,556	203	1,003,694	724,321	30,828	14,799	224,515	9,231
1983	36,791	23,674	1,404	685	10,529	499	1,837,655	1,345,324	49,599	26,352	395,087	21,293
1984	43,925	30,401	1,622	501	10,937	464	2,274,406	1,784,317	72,218	25,990	375,899	15,982
1985	55,015	37,475	1,954	1,070	14,026	490	3,139,186	2,345,945	93,609	47,899	632,036	19,697
1986	57,074	42,253	2,360	529	11,680	252	3,618,204	2,922,848	107,109	25,708	552,456	10,083
1987	50,325	35,873	2,174	717	11,528	33	3,549,963	2,886,563	114,952	28,861	517,482	2,105
1988	40,268	27,684	1,770	376	10,438	0	2,960,659	2,339,963	111,164	22,220	487,312	---
1989	29,929	20,217	1,054	370	8,042	246	2,240,683	1,706,458	63,590	20,220	437,966	12,449
1990	18,008	12,960	606	174	4,204	64	1,410,486	1,192,894	34,576	7,506	172,233	3,277

NOTES: 1. Detailed comparable data unavailable prior to 1972.
2. Public housing includes single, two, 3 or 4, and 5 or more family type units.
3. Excludes cost of additions and alterations; total cost of residential construction is less than in table 10.
4. Totals may not add due to rounding.

TABLE 10
RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS BY MONTH
NEW JERSEY: 1990

Month	DWELLING UNITS AUTHORIZED						COST OF RESIDENTIAL CONSTRUCTION			
		Private						New Buildings		Additions &
	Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family	Public	Total ($000's)	Private ($000's)	Public ($000's)	Alterations ($000's)
January	1,683	968	44	16	637	18	168,685	114,526	551	53,608
February	1,107	886	44	7	170	0	147,926	90,751	---	57,175
March	1,725	1,199	62	0	438	26	191,705	125,487	1,726	64,492
April	1,702	1,053	68	31	550	0	187,067	124,036	---	63,031
May	1,581	1,332	50	3	196	0	207,360	135,802	---	71,558
June	1,496	1,029	30	16	421	0	193,421	117,890	1,000	74,531
July	1,241	1,036	22	7	156	20	162,077	97,986	---	64,091
August	1,116	885	74	58	99	0	165,153	97,936	---	67,217
September	1,109	697	32	12	368	0	155,247	102,063	---	53,184
October	1,088	847	38	7	196	0	163,436	84,771	---	78,665
November	997	811	32	4	150	0	134,669	87,121	---	47,548
December	952	692	16	7	237	0	110,921	74,576	---	36,345
Sub-Total	15,797	11,435	512	168	3,618	64	1,987,667	1,252,945	3,277	731,445
Undistributed*	2,211	1,525	94	6	586	0	186,113	154,265	---	31,848
Total	18,008	12,960	606	174	4,204	64	2,173,780	1,407,210	3,277	763,293

NOTE: * Information received too late for tabulation on a monthly basis.

TABLE 11
RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS
NEW JERSEY COUNTIES: 1990

County	DWELLING UNITS AUTHORIZED						COST OF RESIDENTIAL CONSTRUCTION			
		Private						New Buildings		Additions & Alterations ($000's)
	Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family	Public	Total ($000's)	Private ($000's)	Public ($000's)	
NEW JERSEY	18,008	12,960	506	174	4,204	64	2,173,781	1,407,209	3,277	763,295
ATLANTIC	1,067	679	28	31	323	6	87,906	71,215	191	16,500
BERGEN	953	310	84	4	555	0	209,212	91,717	---	117,495
BURLINGTON	1,618	1,505	4	4	105	0	134,187	104,836	---	29,351
CAMDEN	1,307	1,111	46	0	150	0	102,086	76,412	---	25,674
CAPE MAY	598	372	116	77	33	0	93,118	52,561	---	40,557
CUMBERLAND	321	312	4	0	5	0	22,592	17,930	---	4,662
ESSEX	563	115	56	6	348	38	128,805	43,438	2,086	83,281
GLOUCESTER	1,169	1,147	4	4	14	0	89,598	75,057	---	14,541
HUDSON	523	52	152	6	313	0	53,015	30,350	---	22,665
HUNTERDON	268	268	0	0	0	0	58,482	44,634	---	13,848
MERCER	1,001	470	0	4	527	0	84,667	62,636	---	22,031
MIDDLESEX	1,623	968	24	4	607	20	160,721	110,645	1,000	49,076
MONMOUTH	1,476	1,411	8	8	49	0	205,378	143,793	---	61,585
MORRIS	788	755	6	12	15	0	166,277	95,371	---	70,906
OCEAN	1,804	1,566	6	0	232	0	202,684	145,548	---	57,136
PASSAIC	731	143	30	0	558	0	61,594	35,344	---	26,250
SALEM	205	199	0	0	6	0	23,071	18,641	---	4,430
SOMERSET	1,260	938	6	4	312	0	155,731	118,649	---	37,082
SUSSEX	341	339	0	2	0	0	49,326	35,003	---	14,323
UNION	170	90	32	8	40	0	58,142	13,998	---	44,144
WARREN	222	210	0	0	12	0	27,189	19,431	---	7,758

NOTES: 1. Public housing includes single, two, 3 or 4, and 5 or more family type units.
2. County cost of construction figures may not add to state totals due to rounding.
3. Totals may not add due to rounding.

TABLE 12
NUMBER & ESTIMATED CONSTRUCTION COSTS OF AUTHORIZED DWELLING UNITS BY TYPE
NEW JERSEY COUNTIES: 1990

County	DWELLING UNITS AUTHORIZED						COST OF RESIDENTIAL CONSTRUCTION					
		Private						Private				
	Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family	Public	Total ($000's)	Single-Family ($000's)	Two-Family ($000,s)	3-or-4 Family ($000's)	5-or-More-Family ($000's)	Public ($000's)
NEW JERSEY	18,008	12,960	606	174	4,204	64	1,410,486	1,192,894	34,576	7,506	172,233	3,277
ATLANTIC	1,067	679	28	31	323	6	71,406	57,741	2,819	829	9,826	191
BERGEN	953	310	84	4	555	0	91,717	58,484	6,154	195	26,884	---
BURLINGTON	1,618	1,505	4	4	105	0	104,836	101,252	35	180	3,369	---
CAMDEN	1,307	1,111	46	0	150	0	76,412	69,961	1,868	---	4,583	---
CAPE MAY	598	372	116	77	33	0	52,561	38,514	9,255	3,097	1,695	---
CUMBERLAND	321	312	4	0	5	0	17,930	17,739	156	---	35	---
ESSEX	563	115	56	6	348	38	45,524	28,664	2,452	182	12,140	2,086
GLOUCESTER	1,169	1,147	4	4	14	0	75,057	74,387	162	221	287	---
HUDSON	523	52	152	6	313	0	30,350	964	7,151	145	22,090	---
HUNTERDON	268	268	0	0	0	0	44,634	44,634	---	---	---	---
MERCER	1,001	470	0	4	527	0	62,636	45,957	---	286	16,393	---
MIDDLESEX	1,623	968	24	4	607	20	111,645	83,336	983	150	26,176	1,000
MONMOUTH	1,476	1,411	8	8	49	0	143,793	141,282	210	420	1,881	---
MORRIS	788	755	6	12	15	0	95,371	93,124	460	1,074	713	---
OCEAN	1,804	1,566	6	0	232	0	145,548	132,983	394	---	12,171	---
PASSAIC	731	143	30	0	558	0	35,344	13,912	1,245	---	20,187	---
SALEM	205	199	0	0	6	0	18,641	18,573	---	---	68	---
SOMERSET	1,260	938	6	4	312	0	118,649	107,482	186	96	10,885	---
SUSSEX	341	339	0	2	0	0	35,003	34,951	52	---	---	---
UNION	170	90	32	8	40	0	13,998	9,893	994	631	2,480	---
WARREN	222	210	0	0	12	0	19,431	19,061	---	---	370	---

NOTES: 1. Public housing includes single, two, 3 or 4, and 5 or more family type units.

2. Excludes cost of additions and alterations; total cost of residential construction is less than in table 13.

TABLE 13
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
NEW JERSEY COUNTIES: 1990

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family	1989	1990
ATLANTIC	1,067 *	685 *	28	31	323	273	104
BERGEN	953	310	84	4	555	252	160
BURLINGTON	1,618	1,505	4	4	105	91	32
CAMDEN	1,307	1,111	46	0	150	54	152
CAPE MAY	598	372	116	77	33	304	245
CUMBERLAND	321	312	4	0	5	26	52
ESSEX	563 *	153 *	56	6	348	302	232
GLOUCESTER	1,169	1,147	4	4	14	67	38
HUDSON	523	52	152	6	313	150	339
HUNTERDON	268	268	0	0	0	4	8
MERCER	1,001	470	0	4	527	84	100
MIDDLESEX	1,623	968	24	4	627 *	82	63
MONMOUTH	1,476	1,411	8	8	49	142	91
MORRIS	788	755	6	12	15	84	96
OCEAN	1,804	1,566	6	0	232	196	190
PASSAIC	731	143	30	0	558	110	147
SALEM	205	199	0	0	6	27	30
SOMERSET	1,260	938	6	4	312	43	40
SUSSEX	341	339	0	2	0	24	50
UNION	170	90	32	8	40	89	51
WARREN	222	210	0	0	12	6	7
NEW JERSEY	18,008 *	13,004 *	606	174	4,224 *	2,410	2,227

* Includes public housing units. Statewide in 1990 there were 44 single-family and 20 five-or-more-family units. For details, see the municipal listings of these specific counties on the following pages.

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
ATLANTIC COUNTY MUNICIPALITIES: 1990

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family	1989	1990
Absecon City	40	40				2	2
Atlantic City	87	39	6	20	22	182	31
Brigantine City	30	20	10			20	13
Buena Boro	42	6			36	0	2
Buena Vista Twp.	42	42				0	1
Corbin City	5	5				0	0
Egg Harbor Twp.	130	126		4		8	8
Egg Harbor City	2	2				0	0
Estell Manor City	8	8				0	0
Folsom Boro	0					0	0
Galloway Twp.	311	134			177	0	0
Hamilton Twp.	101 *	101 *				1	6
Hammonton	21	21				3	3
Linwood City	22	16	6			0	0
Longport Boro	12	12				14	2
Margate City	25	18		7		14	7
Mullica Twp.	26	26				1	4
Northfield City	8	8				6	3
Pleasantville City	109	21			88	9	17
Port Republic City	5	5				0	0
Somers Point City	9	9				6	1
Ventnor City	19	13	6			7	3
Weymouth Twp.	13	13				0	1
Total	1,067 *	685 *	28	31	323	273	104

* Includes 6 single-family public housing units in Hamilton Twp.

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
BERGEN COUNTY MUNICIPALITIES: 1990

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family	1989	1990
Allendale Boro	10	10				0	1
Alpine Boro	2	2				2	0
Bergenfield Boro	0					1	1
Bogota Boro	2	2				0	0
Carlstadt Boro	4	2	2			4	3
Cliffside Park Boro	11	5	6			23	9
Closter Boro	10	10				8	3
Cresskill Boro	10	10				3	1
Demarest Boro	0					2	0
Dumont Boro	1	1				0	0
East Rutherford Boro	3	1	2			0	0
Edgewater Boro	5	5				1	0
Elmwood Park Boro	18	4	14			6	4
Emerson Boro	0					2	0
Englewood City	3	3				1	0
Englewood Cliffs Boro	4	4				34	3
Fair Lawn Boro	1	1				0	0
Fairview Boro	4	2	2			4	3
Fort Lee Boro	40	12	28			12	18
Franklin Lakes Boro	8	8				3	9
Garfield City	13	3	10			2	5
Glen Rock Boro	6	6				1	1
Hackensack City	2		2			23	11
Harrington Park Boro	0					1	0
Hasbrouck Heights Boro	2	2				0	1
Haworth Boro	1	1				0	0
Hillsdale Boro	5	5				4	0
Ho-Ho-Kus Boro	1	1				0	0
Leonia Boro	1	1				0	0
Little Ferry Boro	0					0	2
Lodi Boro	5	1	4			5	3
Lyndhurst Twp.	34		2		32	5	1
Mahwah Twp.	459	32		4	423	12	1
Maywood Boro	1	1				1	0
Midland Park Boro	2	2				3	1
Montvale Boro	3	3				4	4

TABLE 14

DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS

BERGEN COUNTY MUNICIPALITIES: 1990 (Con't)

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family	1989	1990
Moonachie Boro	1	1				0	0
New Milford Boro	1	1				0	0
North Arlington Boro	0					3	0
Northvale Boro	1	1				2	2
Norwood Boro	27	27				8	4
Oakland Boro	9	9				5	3
Old Tappan Boro	4	4				0	0
Oradell Boro	0					0	0
Palisades Park Boro	11	7	4			0	3
Paramus Boro	9	9				0	0
Park Ridge Boro	8	8				2	6
Ramsey Boro	105	5			100	7	6
Ridgefield Boro	0					2	5
Ridgefield Park Vil.	0					1	1
Ridgewood Vil.	4	4				1	0
River Edge Boro	4	4				3	0
River Vale Twp.	6	6				0	0
Rochelle Park Twp.	0					0	2
Rockleigh Boro	0					0	0
Rutherford Boro	0					4	11
Saddle Brook Twp.	3	3				0	1
Saddle River Boro	10	10				6	10
South Hackensack Twp.	2		2			0	0
Teaneck Twp.	6	6				3	5
Tenafly Boro	3	3				6	4
Teterboro Boro	0					0	0
Upper Saddle River Boro	10	10				4	2
Waldwick Boro	1	1				4	1
Wallington Boro	6	2	4			8	2
Washington Twp.	10	10				2	0
Westwood Boro	6	6				2	3
Woodcliff Lake Boro	4	4				7	1
Wood-Ridge Boro	2		2			5	0
Wyckoff Twp.	29	29				0	3
Total	953	310	84	4	455	252	160

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
BURLINGTON COUNTY MUNICIPALITIES: 1990

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family	1989	1990
Bass River Twp.	5	5				0	0
Beverly City	1	1				0	0
Bordentown City	0					3	0
Bordentown Twp.	19	19				1	0
Burlington City	6	6				11	3
Burlington Twp.	257	257				3	5
Chesterfield Twp.	10	10				1	0
Cinnaminson Twp.	19	11			8	0	1
Delanco Twp.	2	2				1	0
Delran Twp.	6	6				1	0
Eastampton Twp.	81	75			6	0	0
Edgewater Park Twp.	5	5				1	0
Evesham Twp.	235	159			76	2	2
Fieldsboro Boro	0					0	0
Florence Twp.	53	34		4	15	1	0
Hainesport Twp.	17	17				2	1
Lumberton Twp.	53	53				5	2
Mansfield Twp.	17	17				0	0
Maple Shade Twp.	4	4				2	2
Medford Twp.	62	62				2	4
Medford Lakes Boro	1	1				0	0
Moorestown Twp.	51	51				1	0
Mount Holly Twp.	29	29				7	0
Mount Laurel Twp.	498	498				11	1
New Hanover Twp.	4	4				0	0
North Hanover Twp.	22	22				0	1
Palmyra Boro	31	31				2	0
Pemberton Boro	2	2				3	0
Pemberton Twp.	20	20				7	2
Riverside Twp.	5	1	4			0	0
Riverton Boro	0					0	0
Shamong Twp.	22	22				5	1
Southampton Twp.	25	25				2	1
Springfield Twp.	28	28				2	1
Tabernacle Twp.	22	22				2	2
Washington Twp.	1	1				1	0

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
BURLINGTON COUNTY MUNICIPALITIES: 1990 (Con't)

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family	1989	1990
Westampton Twp.	3	3				2	0
Willingboro Twp.	0					2	3
Woodland Twp.	2	2				0	0
Wrightstown Boro	0					8	0
Total	1,618	1,505	4	4	105	91	32

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
CAMDEN COUNTY MUNICIPALITIES: 1990

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family	1989	1990
Audubon Boro	4	4				0	0
Audubon Park Boro	0					0	0
Barrington Boro	0					0	1
Belmawr Boro	9	9				0	0
Berlin Boro	27	27				0	0
Berlin Twp.	8	8				4	2
Brooklawn Boro	3	3				0	1
Camden City	212	178	34			0	98
Cherry Hill Twp.	35	33	2			0	5
Chesilhurst Boro	2	2				0	0
Clementon Boro	3	3				0	1
Collingswood Boro	1	1				0	3
Gibbsboro Boro	2	2				2	0
Gloucester City	0					7	0
Gloucester Twp.	360	324	2		34	4	8
Haddon Twp.	9	9				0	1
Haddonfield Boro	10	8	2			1	1
Haddon Heights Boro	1	1				1	0
Hi-Nella Boro	0					0	0
Laurel Springs Boro	2	2				0	0
Lawnside Boro	12	12				0	0
Lindenwold Boro	22	22				8	17
Magnolia Boro	3	3				0	1
Merchantville Boro	0					0	0
Mount Ephraim Boro	3	3				0	0
Oaklyn Boro	3	3				1	0
Pennsauken Twp.	19	19				5	0
Pine Hill Boro	4	4				3	0
Pine Valley Boro	0					0	0
Runnemede Boro	8	8				1	2
Somerdale Boro	21	15	6			0	0
Stratford Boro	0					0	0
Tavistock Boro	0					0	0
Voorhees Twp.	94	94				12	2
Waterford Twp.	13	13				0	2
Winslow Twp.	417	301			116	5	7
Woodlynne Boro	0					0	0
Total	1,307	1,111	46	0	150	54	152

TABLE 14

DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS

CAPE MAY COUNTY MUNICIPALITIES: 1990

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family	1989	1990
Avalon Borough	45	33	12			38	23
Cape May City	7	7				2	0
Cape May Point Boro	15	15				8	8
Dennis Twp.	49	49				5	1
Lower Twp.	89	81	8			23	4
Middle Twp.	74	74				3	2
North Wildwood City	21	6	4	3	8	37	28
Ocean City	44	12	32			107	29
Sea Isle City	61	3	58			16	27
Stone Harbor Boro	11	11				21	36
Upper Twp.	51	51				0	2
West Cape May Boro	13	13				0	0
West Wildwood Boro	4	4				13	0
Wildwood City	92	3	2	74	13	22	80
Wildwood Crest Boro	19	7			12	7	5
Woodbine Boro	3	3				2	0
Total	598	372	116	77	33	304	245

TABLE 14

DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
CUMBERLAND COUNTY MUNICIPALITIES: 1990

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family	1989	1990
Bridgeton City	4	4				0	0
Commercial Twp.	15	15				7	8
Deerfield Twp.	6	6				1	0
Downe Twp.	7	7				0	0
Fairfield Twp.	12	12				0	2
Greenwich Twp.	2	2				1	1
Hopewell Twp.	14	9			5	0	0
Lawrence Twp.	16	16				0	0
Maurice River Twp.	9	9				2	3
Millville City	91	87	4			5	11
Shiloh Boro	2	2				0	0
Stow Creek Twp.	8	8				0	0
Upper Deerfield Twp.	9	9				0	0
Vineland City	126	126				10	27
Total	321	312	4	0	5	26	52

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
ESSEX COUNTY MUNICIPALITIES: 1990

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family	1989	1990
Belleville Twp.	4	2	2			3	4
Bloomfield Twp.	5	1	4			2	4
Caldwell Boro Twp.	0					0	0
Cedar Grove Twp.	3	3				0	2
East Orange City	11	5			6	0	33
Essex Fells Twp.	2	2				1	0
Fairfield Twp.	4	4				2	1
Glen Ridge Twp.	0					0	0
Irvington Twp.	5	5				12	18
Livingston Twp.	14	14				1	0
Maplewood Twp.	1	1				0	0
Millburn Twp.	3	3				3	2
Montclair Twp.	6	4	2			2	1
Newark City	296 *	60 *	48	6	182	223	145
North Caldwell Twp.	39	29			10	1	1
Nutley Twp.	1	1				1	0
Orange City Twp.	6				6	26	6
Roseland Boro	3	3				0	1
South Orange Vil. Twp.	1	1				1	0
Verona Boro Twp.	0					1	0
West Caldwell Twp.	0					23	13
West Orange Twp.	159	15			144	0	1
Total	563 *	153 *	56	6	348	302	232

* Includes 38 single-family public units in Newark City.

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
GLOUCESTER COUNTY MUNICIPALITIES: 1990

	DWELLING UNITS AUTHORIZED					RESIDNETIAL DEMOLITIONS	
	Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family	1989	1990
Clayton Boro	25	21		4		3	5
Deptford Twp.	131	131				23	4
East Greenwich Twp.	10	10				0	0
Elk Twp.	15	15				0	0
Franklin Twp.	83	81	2			2	5
Glassboro Boro	182	182				2	2
Greenwich Twp.	8	8				0	0
Harrison Twp.	127	127				1	1
Logan Twp.	9	9				2	1
Mantua Twp.	115	101			14	1	1
Monroe Twp.	141	139	2			23	12
National Park Boro	7	7				0	0
Newfield Boro	3	3				0	0
Paulsboro Boro	7	7				1	1
Pitman Boro	4	4				0	0
South Harrison Twp.	20	20				0	0
Swedesboro Boro	4	4				0	0
Washington Twp.	109	109				1	1
Wenonah Boro	5	5				0	0
West Deptford Twp.	118	118				2	0
Westville Boro	0					0	1
Woodbury City	7	7				4	3
Woodbury Heights Boro	2	2				0	0
Woolwich Twp.	37	37				2	1
Total	1,169	1,147	4	4	14	67	38

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
HUDSON COUNTY MUNICIPALITIES: 1990

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family	1989	1990
Bayonne City	53	41	12			27	18
East Newark Boro	0					0	0
Guttenburg Town	24		24			3	2
Harrison Town	6			6		1	1
Hoboken City	229		2		227	19	4
Jersey City	171	7	78		86	76	252
Kearny Town	15	1	14			2	4
North Bergen Twp.	16	2	14			19	53
Secaucus Town	1	1				2	1
Union City	8		8			0	4
Weehawken Twp.	0					0	0
West New York Town	0					1	0
Total	523	52	152	6	313	150	339

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
HUNTERDON COUNTY MUNICIPALITIES: 1990

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family	1989	1990
Alexandria Twp.	18	18				0	0
Bethlehem Twp.	12	12				0	0
Bloomsbury Boro	2	2				0	0
Califon Boro	0					0	0
Clinton Town	1	1				0	1
Clinton Twp.	36	36				1	1
Delaware Twp.	11	11				0	0
East Amwell Twp.	8	8				0	2
Flemington Boro	0					0	0
Franklin Twp.	7	7				0	0
Frenchtown Boro	1	1				0	0
Glen Gardner Boro	0					0	0
Hampton Boro	2	2				0	0
High Bridge Boro	0					0	0
Holland Twp.	12	12				0	0
Kingwood Twp.	14	14				1	0
Lambertville City	3	3				0	0
Lebanon Boro	0					1	0
Lebanon Twp.	17	17				0	0
Milford Boro	1	1				0	0
Raritan Twp.	83	83				1	1
Readington Twp.	25	25				0	3
Stockton Boro	0					0	0
Tewksbury Twp.	9	9				0	0
Union Twp.	1	1				0	0
West Amwell Twp.	5	5				0	0
Total	268	268	0	0	0	4	8

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
MERCER COUNTY MUNICIPALITIES: 1990

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family	1989	1990
East Windsor Twp.	1	1				3	1
Ewing Twp.	21	21				5	3
Hamilton Twp.	119	119				10	3
Hightstown Boro	1	1				0	0
Hopewell Boro	1	1				1	0
Hopewell Twp.	30	30				2	1
Lawrence Twp.	336	41			295	5	0
Pennington Boro	0					0	0
Princeton Boro	5	1		4		0	3
Princeton Twp.	83	13			70	3	3
Trenton City	10	10				49	86
Washington Twp.	235	95			140	2	0
West Windsor Twp.	159	137			22	4	0
Total	1,001	470	0	4	527	84	100

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
MIDDLESEX COUNTY MUNICIPALITIES: 1990

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family	1989	1990
Carteret Boro	2		2			4	2
Cranbury Twp.	35 *	15			20 *	2	11
Dunellen Boro	2	2				0	0
East Brunswick Twp.	118	26			92	0	0
Edison Twp.	418	122	2		294	0	0
Helmetta Boro	0					1	2
Highland Park Boro	3	3				0	1
Jamesburg Borough	20	20				1	0
Metuchen Boro	0					2	0
Middlesex Boro	4	2	2			1	0
Milltown Boro	5	5				0	0
Monroe Township	55	55				2	0
New Brunswick City	0					8	4
North Brunswick Twp.	48	40	4	4		6	5
Old Bridge Twp.	157	157				7	4
Perth Amboy City	38	12	14		12	6	1
Piscataway Twp.	294	222			72	8	7
Plainsboro Twp.	12	12				11	0
Sayreville Boro	88	88				0	2
South Amboy City	2	2				0	0
South Brunswick Twp.	131	131				2	7
South Plainfield Boro	8	8				13	3
South River Boro	7	7				0	0
Spotswood Boro	78	3			75	1	0
Woodbridge Twp.	98	36			62	7	14
Total	1,623	968	24	4	627	82	63

*Includes 20 five or more public housing units in Cranbury Twp.

TABLE 14

DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
MONMOUTH COUNTY MUNICIPALITIES: 1990

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family	1989	1990
Aberdeen Twp.	3	3				3	1
Allenhurst Boro	0					0	0
Allentown Boro	2		2			1	1
Asbury Park City	9	9				0	0
Atlantic Highlands Boro	2	2				0	0
Avon-by-the-Sea Boro	1	1				0	0
Belmar Boro	5	1	4			3	0
Bradley Beach Boro	8	8				0	1
Brielle Boro	9	9				1	2
Colts Neck Twp.	18	18				3	2
Deal Boro	4	4				0	1
Eatontown Boro	17	17				0	0
Englishtown Boro	3	3				0	0
Fair Haven Boro	4	4				3	0
Farmingdale Boro	2	2				0	0
Freehold Boro	4	4				4	1
Freehold Twp.	219	179			40	11	1
Hazlet Twp.	12	12				2	0
Highlands Boro	1	1				0	1
Holmdel Twp.	58	58				3	2
Howell Twp.	121	121				16	3
Interlaken Boro	0					0	0
Keansburg Boro	5	5				9	0
Keyport Boro	6	4	2			1	0
Little Silver Boro	14	14				0	1
Loch Arbour Vil.	0					0	0
Long Branch City	12	4		8		6	7
Manalapan Twp.	273	273				6	3
Manasquan Boro	10	10				2	2
Marlboro Twp.	95	95				7	7
Matawan Boro	9	9				6	3
Middletown Twp.	37	37				6	10
Millstone Twp.	103	103				7	2
Monmouth beach Boro	1	1				3	1
Neptune Twp.	14	14				7	0
Neptune City Boro	1	1				0	1

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
MONMOUTH COUNTY MUNICIPALITIES: 1990 (Con't)

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family	1989	1990
Ocean Twp.	19	19				1	1
Oceanport Boro	12	12				0	1
Red Bank Boro	0					6	4
Roosevelt Boro	0					0	0
Rumson Boro	8	8				6	5
Sea Bright Boro	1	1				0	2
Sea Girt Boro	5	5				2	3
Shrewsbury Boro	3	3				0	0
Shrewsbury Twp.	0					0	0
South Belmar Boro	8	8				4	2
Spring Lake Boro	7	7				0	2
Spring Lake Heights Boro	2	2				1	0
Tinton Falls Boro	261	252			9	3	4
Union Beach Boro	4	4				0	4
Upper Freehold Twp.	20	20				1	0
Wall Twp.	42	42				8	8
West Long Branch Boro	2	2				0	2
Total	1,476	1,411	8	8	49	142	91

TABLE 14

DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS

MORRIS COUNTY MUNICIPALITIES: 1990

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family	1989	1990
Boonton Town	9	9				1	0
Boonton Twp.	8	8				0	0
Butler Boro	1	1				1	0
Chatham Boro	0					9	1
Chatham Twp.	1	1				1	0
Chester Boro	3	3				0	0
Chester Twp	9	9				0	0
Denville Twp.	11	11				13	2
Dover Town	13	7	2	4		0	0
East Hanover Twp.	27	27				0	0
Florham Park Boro	1	1				4	1
Hanover Twp.	10	10				2	3
Harding Twp.	6	6				0	2
Jefferson Twp.	32	32				11	5
Kinnelon Boro	15	15				0	0
Lincoln Park Boro	19	17	2			1	2
Madison Boro	8	6	2			4	1
Mendham Boro	3	3				0	0
Mendham Twp.	9	9				0	0
Mine Hill Twp.	2	2				0	0
Montville Twp.	159	159				1	4
Morris Twp.	78	55		8	15	4	4
Morris Plains Boro	2	2				1	0
Morristown Town	0					2	3
Mountain Lakes Boro	23	23				0	0
Mount Arlington Boro	2	2				2	2
Mount Olive Twp.	19	19				6	3
Netcong Boro	1	1				0	0
Parsippany-Troy Hills Twp.	39	39				1	4
Passaic Twp.	6	6				0	0
Pequannock Twp.	5	5				1	0
Randolph Twp.	82	82				2	4
Riverdale Boro	0					0	0
Rockaway Boro	2	2				1	0
Rockaway Twp.	89	89				8	52
Roxbury Twp.	70	70				4	1

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
MORRIS COUNTY MUNICIPALITIES: 1990 (Con't)

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family	1989	1990
Victory Gardens Boro	0					0	0
Washington Twp.	23	23				3	2
Wharton Boro	1	1				1	0
Total	788	755	6	12	15	84	96

TABLE 14

DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
OCEAN COUNTY MUNICIPALITIES: 1990

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family	1989	1990
Barnegat Twp.	70	70				1	5
Barnegat Light Boro	4	4				8	2
Bay Head Boro	3	3				0	1
Beach Haven Boro	7	5	2			1	7
Beachwood Boro	11	11				3	1
Berkeley Twp.	217	217				11	11
Brick Twp.	225	225				24	14
Dover Twp.	275	243			32	66	46
Eagleswood Twp.	7	7				2	5
Harvey Cedars Boro	6	6				4	1
Island Heights Boro	4	4				0	0
Jackson Twp.	231	231				14	10
Lacey Twp.	91	91				4	8
Lakehurst Boro	1	1				0	3
Lakewood Township	255	61			194	0	16
Lavallette Boro	5	5				3	2
Little Egg Harbor Twp.	75	69			6	8	4
Long Beach Twp.	33	33				1	1
Manchester Twp.	48	48				7	6
Mantoloking Boro	2	2				2	0
Ocean Twp.	5	5				5	1
Ocean Gate Boro	11	9	2			0	1
Pine Beach Boro	1	1				0	0
Plumsted Twp.	108	108				2	4
Point Pleasant Boro	28	28				6	8
Point Pleasant Beach Boro	3	3				2	3
Seaside Heights Boro	0					0	0
Seaside Park Boro	5	3	2			5	8
Ship Bottom Boro	3	3				6	4
South Toms River Boro	0					1	0
Stafford Twp.	56	56				6	9
Surf City Boro	8	8				1	4
Tuckerton Boro	6	6				3	5
Total	1,804	1,566	6	0	232	196	190

TABLE 14

DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS

PASSAIC COUNTY MUNICIPALITIES: 1990

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family	1989	1990
Bloomingdale Boro	5	5				1	1
Clifton City	7	5	2			2	6
Haledon Boro	1	1				0	0
Hawthorne Boro	12	8	4			0	3
Little Falls Twp.	3	3				3	7
North Haledon Boro	8	8				0	0
Passaic City	9	1	8			3	20
Paterson City	106	25	12		69	83	60
Pompton Lakes Boro	3	3				1	0
Prospect Park Boro	0					0	0
Ringwood Boro	5	5				2	0
Totowa Boro	9	9				2	3
Wanaque Boro	3	3				0	0
Wayne Twp.	493	28			465	7	38
West Milford Twp.	38	38				6	0
West Paterson Boro	29	1	4		24	0	9
Total	731	143	30	0	558	110	147

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
SALEM COUNTY MUNICIPALITIES: 1990

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family	1989	1990
Alloway Twp.	29	29				0	0
Carneys Point Twp.	14	14				2	4
Elmer Boro	2	2				1	0
Elsinboro Twp.	7	7				1	1
Lower Alloways Creek Twp.	6	6				1	1
Mannington Twp.	2	2				1	0
Oldmans Twp.	13	13				2	0
Penns Grove Boro	7	1			6	8	10
Pennsville Twp.	14	14				9	3
Pilesgrove Twp.	23	23				1	3
Pittsgrove Twp.	43	43				0	2
Quinton Twp.	17	17				0	2
Salem City	0					0	0
Upper Pittsgrove Twp.	21	21				1	3
Woodstown Borough	7	7				0	1
Total	205	199	0	0	6	27	30

TABLE 14

DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS

SOMERSET COUNTY MUNICIPALITIES: 1990

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single Family	Two Family	3 or 4 Family	5 or more Family	1989	1990
Bedminster Twp.	33	13			20	1	0
Bernards Twp.	41	41				0	0
Bernardsville Boro	9	9				1	6
Bound Brook Boro	10	10				6	0
Branchburg Twp.	225	225				5	1
Bridgewater Twp.	200	196		4		3	1
Far Hills Boro	0					0	1
Franklin Twp.	498	206			292	6	7
Green Brook Twp.	9	9				0	0
Hillsborough Twp.	109	109				2	4
Manville Boro	9	3	6			0	3
Millstone Boro	0					0	0
Montgomery Twp.	60	60				11	5
North Plainfield Boro	2	2				0	1
Peapack-Gladstone Boro	3	3				0	2
Raritan Boro	8	8				0	0
Rocky Hill Boro	1	1				0	1
Somerville Boro	1	1				1	4
South Bound Brook Boro	0					2	0
Warren Twp.	39	39				3	1
Watchung Boro	3	3				2	3
Total	1,260	938	6	4	312	43	40

TABLE 14

DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS

SUSSEX COUNTY MUNICIPALITIES: 1990

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family	1989	1990
Andover Boro	0					0	0
Andover Twp.	9	9				2	0
Branchville Boro	1	1				0	2
Byram Twp.	12	12				0	0
Frankford Twp.	5	5				4	2
Franklin Boro	3	3				0	0
Fredon Twp.	7	7				0	0
Green Twp.	16	16				0	0
Hamburg Boro	0					1	2
Hampton Twp.	12	12				2	1
Hardyston Twp.	65	65				0	0
Hopatcong Boro	26	26				1	31
Lafayette Twp.	6	6				0	1
Montague Twp.	9	9				0	1
Newton Town	8	8				0	2
Ogdensburg Boro	5	3	2			1	0
Sandyston Twp.	1	1				3	0
Sparta Twp.	38	38				5	4
Stanhope Boro	3	3				0	1
Stillwater Twp.	5	5				0	0
Sussex Boro	0					1	0
Vernon Township	82	82				2	1
Walpack Twp.	0					0	0
Wantage Twp.	28	28				2	2
Total	341	339	2	0	0	24	50

TABLE 14

DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS

UNION COUNTY MUNICIPALITIES: 1990

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family	1989	1990
Berkeley Heights Twp.	8	8				2	0
Clark Twp.	1	1				0	0
Cranford Twp.	0					3	6
Elizabeth City	42	10	16		16	30	20
Fanwood Boro	0					1	0
Garwood Boro	1	1				0	0
Hillside Twp.	5	1	4			0	2
Kenilworth Boro	0					2	0
Linden City	6	4	2			7	2
Mountainside Boro	0					0	0
New Providence Boro	8			8		1	0
Plainfield City	16	16				0	0
Rahway City	31	3	4		24	3	6
Roselle Boro	6	2	4			1	4
Roselle Park Boro	2		2			0	1
Scotch Plains Twp.	8	8				4	2
Springfield Twp.	15	15				0	0
Summit City	1	1				9	1
Union Twp.	17	17				19	4
Westfield Town	3	3				7	3
Winfield Twp.	0					0	0
Total	170	90	32	8	40	89	51

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
WARREN COUNTY MUNICIPALITIES: 1990

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single-Family	Two-Family	3-or-4-Family	5-or-More-Family	1989	1990
Allamuchy Twp.	1	1				0	1
Alpha Boro	0					0	0
Belvidere Town	9	9				0	0
Blairstown Twp.	14	14				0	0
Franklin Twp.	17	17				0	0
Frelinghuysen Twp.	7	7				0	0
Greenwich Twp.	16	16				0	0
Hackettstown Town	18	6			12	1	0
Hardwick Twp.	6	6				0	0
Harmony Twp.	5	5				0	2
Hope Township	4	4				0	0
Independence Twp.	70	70				0	0
Knowlton Twp.	8	8				0	1
Liberty Twp.	5	5				0	0
Lopatcong Twp.	4	4				0	0
Mansfield Twp.	5	5				0	2
Oxford Twp.	3	3				0	0
Pahaquarry Twp.	0					0	0
Phillipsburg Town	3	3				0	1
Pohatcong Twp.	0					0	0
Washington Boro	3	3				0	0
Washington Twp.	18	18				1	0
White Twp.	6	6				4	0
Total	222	210	0	0	12	6	7

SECTION III

NEW JERSEY NON-RESIDENTIAL BUILDING PERMITS

SECTION III

NEW JERSEY NON-RESIDENTIAL BUILDING PERMITS

Over 4,300 new non-residential buildings were authorized for construction in New Jersey in 1990. This represented a 14.7 percent decrease from the previous year. As is the case in most years, the types of construction with the most activity were stores and customer service buildings (438), offices, banks and professional buildings (382), and industrial buildings (175) -- all of which declined from the previous year. Of all types of of non-residential construction, the only types to increase from last year's total number of buildings authorized were schools and educational (91 in 1990 and 78 in 1989), churches and other religious (59 in 1990 and 44 in 1989), hospitals and institutional (30 in 1990 and 25 in 1989) and public works and utilities (152 in 1990 and 147 in 1989).

Table 15
NONRESIDENTIAL CONSTRUCTION
New Jersey: 1980 - 1990

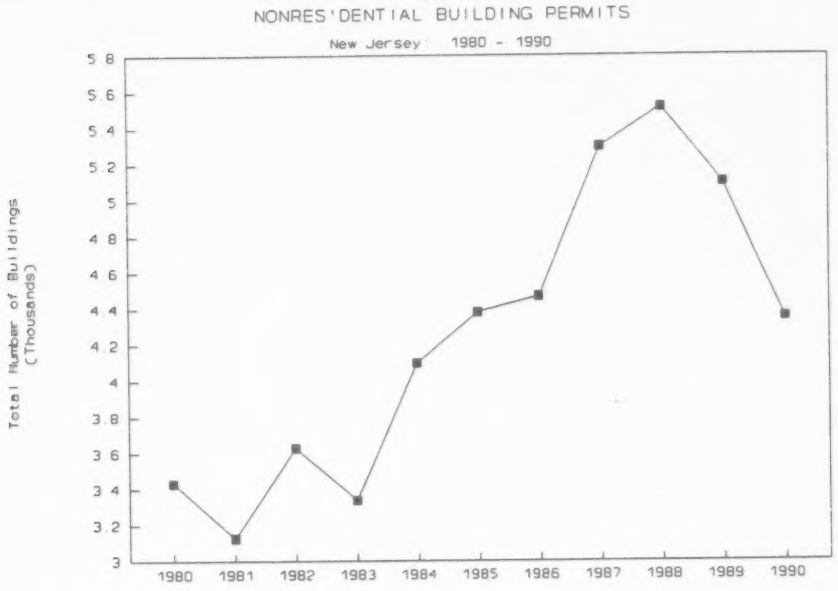
Year	Buildings	Estimated Cost (000's)
1980	3,434	1,091,261
1981	3,126	1,073,860
1982	3,630	1,156,442
1983	3,340	1,107,987
1984	4,099	1,189,210
1985	4,380	1,547,208
1986	4,469	1,380,470
1987	5,294	1,489,584
1988	5,515	1,465,160
1989	5,099	1,738,474
1990	4,351	1,102,965

Source: Division of Labor Market and Demographic Research, New Jersey Department of Labor.

Of the State's 21 counties, four authorized more non-residential buildings in 1990 than in 1989 (Essex, Middlesex, Monmouth and Warren counties). Ocean County led the State in in the total number of non-residential buildings authorized for construction in 1990 with 537. Ocean County was followed by Monmouth County with 451 buildings authorized and Somerset County with 316 buildings authorized.

In Ocean County, the 537 non-residential buildings authorized for construction, 10.1 percent were stores and customer services, 3.7 percent were offices, banks and professional, 3.2 percent were public works and utilities and 2.0 percent were schools and other educational (74.9 percent fell under the category "other non-residential buildings"). In Monmouth County, stores and customer services made up 14.0 percent of that county's non-residential construction, while offices, banks and professional accounted for 5.8 percent of the total and industrial 2.2 percent (71.2 percent of Monmouth County's non-residential construction the category "other non-residential buildings").

Graph 6



SECTION IV

NEW JERSEY NON-RESIDENTIAL BUILDING PERMITS

STATISTICAL SECTION

Table 16
NONRESIDENTIAL CONSTRUCTION BY TYPE
NEW JERSEY: 1989 & 1990

	1989		1990	
	Number of Buildings	Estimated Cost (000's)	Number of Buildings	Estimated Cost (000's)
Amusement, Social & Recreational	135	23,361	83	17,888
Churches & Other Religious	44	61,788	59	30,196
Industrial	225	149,162	175	112,739
Parking Garages*	34	60,232	21	24,918
Service Stations	89	15,746	61	11,420
Hospitals & Institutional	25	87,433	30	24,266
Offices, Banks & Professional	492	665,801	382	341,831
Public Works & Utilities	147	125,577	152	66,883
Schools & Educational	78	79,756	91	144,491
Stores & Customer Services	662	347,237	438	258,395
Other Nonresidential Buildings	3,143	121,481	2,859	69,937
Structures Other Than Buildings**	5,697	63,169	4,375	44,100
Total	10,771	1,800,743	8,726	1,147,064

NOTES: These cost estimates are based on data supplied by local building inspectors. They do not include the cost of land, sewerage, or other improvements, nor the differences between costs of construction and selling prices.

* Open to the public.

** Structures other than buildings include non-building recreational facility construction and harbor and port facility construction such as: outdoor swimming pools, marinas, outdoor stadiums, parks, outdoor theaters, boardwalks, wharves and docks.

TABLE 17
NONRESIDENTIAL CONSTRUCTION BY COUNTY
1989 & 1990

	1989		1990	
	Number of Buildings	Estimated Cost (000's)	Number of Buildings	Estimated Cost (000's)
ATLANTIC	245	93,081	210	32,712
BERGEN	273	108,337	219	91,833
BURLINGTON	374	104,492	242	59,200
CAMDEN	317	33,223	275	22,370
CAPE MAY	194	22,344	186	24,000
CUMBERLAND	131	14,527	73	5,516
ESSEX	81	90,459	83	83,743
GLOUCESTER	335	47,024	244	70,697
HUDSON	73	191,256	52	57,983
HUNTERDON	232	47,554	149	9,617
MERCER	198	127,104	154	59,121
MIDDLESEX	248	175,339	305	186,986
MONMOUTH	416	58,056	451	33,402
MORRIS	306	176,115	246	161,233
OCEAN	635	67,337	537	58,095
PASSAIC	124	45,701	107	18,039
SALEM	165	5,853	143	19,328
SOMERSET	338	78,234	316	37,818
SUSSEX	216	48,380	170	17,286
UNION	137	189,306	101	48,978
WARREN	61	14,752	88	5,008
TOTAL	5,099	1,738,474	4,351	1,102,965

NOTE: Does not include "structures other than buildings".

TABLE 18
NONRESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS
NEW JERSEY COUNTIES
1990

	TOTAL BUILDINGS AUTHORIZED										
COUNTY	AMUSMENT, SOCIAL & RECREAT.	CHURCHES & OTHER RELIGIOUS	INDUSTRIAL	PARKING GARAGES	SERV. STA. & REPAIR GARAGES	HOSPITALS AND INSTTTUTION.	OFFICES, BANKS & PROFESION.	PUBLIC WORKS & UTILITIES	SCHOOLS & OTHER EDUCATION.	STORES & CUST. SERVICES	OTHER NONRES. BUILDING
NEW JERSEY	83	59	175	21	61	30	382	152	91	438	2,859
ATLANTIC	8	2	9		5	1	18	5	2	17	143
BERGEN	3	8	11	5	3	2	53	7	15	23	89
BURLINGTON	6	6	13	3	1	1	28	16	4	15	149
CAMDEN	5	1	6	3	4	1	14	6	6	31	198
CAPE MAY	4		3		1	2	6	6	2	17	145
CUMBERLAND	2	1	2			1	4	5	1	8	49
ESSEX	4	3	4	2	1	3	10	4	11	10	31
GLOUCESTER	3	1	22		3		50	4	1	43	117
HUDSON	4	1	7		3	3	16	2	1	7	8
HUNTERDON	1				1		4	1	3	5	134
MERCER	2	4	6	3	2		23	5		8	101
MIDDLESEX	6	3	21		5		16	6	15	37	196
MONMOUTH	9	3	10		5	3	26	4	7	63	321
MORRIS	6	10	12		5	4	25	19	2	35	128
OCEAN	9	4	8	2	7	3	20	17	11	54	402
PASSAIC		1	4		2	1	13	9	1	16	60
SALEM	1	4	13		3	2	1	2	1	4	112
SOMERSET	1	1	9		4	1	31	19	2	26	222
SUSSEX	5	2	3	1	2	2	12	14		6	123
UNION		3	11	2			11	1	4	7	62
WARREN	4	1	1		4		1		2	6	69

NOTE: Table 18 will not add to totals in Table 16 due to the omission of "structures other than buildings".

TABLE 19
NONRESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS
NEW JERSEY COUNTIES
1990

	ESTIMATED COST OF CONSTRUCTION ($000'S)										
COUNTY	AMUSMENT, SOCIAL & RECREAT.	CHURCHES & OTHER RELIGIOUS	INDUSTRIAL	PARKING GARAGES	SERV. STA. & REPAIR GARAGES	HOSPITALS AND INSTITUTION.	OFFICES, BANKS & PROFESION.	PUBLIC WORKS & UTILITIES	SCHOOLS & OTHER EDUCATION.	STORES & CUST. SERVICES	OTHER NONRES. BUILDINGS
NEW JERSEY	17,887.8	30,196.2	112,739.2	24,918.1	11,420.5	24,266.1	341,831.0	66,882.8	144,491.1	258,395.4	69,936.7
ATLANTIC	378.4	2,048.9	1,015.4		544.5	12.0	7,575.3	6,630.9	8,619.4	3,366.9	2,520.4
BERGEN	470.5	1,561.5	3,171.2	5,045.2	150.2	408.8	60,391.0	3,426.0	8,410.1	4,917.7	3,880.7
BURLINGTON	3,991.5	1,954.8	11,731.7	61.0	5.0	200.0	11,018.8	5,150.7	6,987.9	14,489.8	3,608.4
CAMDEN	631.9	16.0	1,507.0	10.5	806.7	2.0	7,265.7	827.3	1,217.6	9,042.5	1,043.1
CAPE MAY	229.4		3,983.0		452.0	456.0	994.1	2,931.4	5,486.0	8,661.2	806.6
CUMBERLAND	320.0	5.0	420.0			900.0	413.0	1,411.3	800.0	881.9	365.2
ESSEX	3,564.0	1,352.2	2,236.0	9,906.8	375.0	14,992.0	4,504.6	6.8	41,796.8	3,086.8	1,921.5
GLOUCESTER	1,499.5	150.0	17,407.2		281.7		6,842.7	427.4	6,745.0	35,580.2	1,763.3
HUDSON	349.0	2.8	875.0		1,600.2	695.9	48,864.5	237.3	2,600.0	1,701.6	1,056.9
HUNTERDON	20.4				125.0		1,981.6	83.7	4,680.5	1,561.5	1,164.4
MERCER	251.2	2,190.5	24,864.6	3,741.6	596.4		19,197.1	1,568.9		2,910.2	3,800.9
MIDDLESEX	2,967.7	1,759.7	12,666.5		702.0		22,563.3	7,134.9	24,339.0	112,067.6	2,785.2
MONMOUTH	259.5	953.0	5,098.9		1,048.8	800.5	6,724.3	2,923.8	3,126.5	9,542.7	2,923.8
MORRIS	427.5	11,577.3	18,062.5		1,080.0	1,573.0	83,593.5	13,756.2	335.5	27,001.2	3,826.5
OCEAN	1,731.3	4,085.8	5,123.7	3,503.0	1,508.0	2,491.0	4,524.9	6,757.4	18,124.6	7,545.4	2,699.8
PASSAIC		360.0	290.0		62.1	674.0	4,932.5	936.0	3,000.0	7,080.4	703.7
SALEM	30.0	818.0	1,207.0		125.0	197.0	4,160.0	118.9	2,512.0	562.0	9,598.1
SOMERSET	70.0	8.0	1,045.3		1,070.0	300.0	18,371.9	10,033.6	242.5	4,836.1	1,840.7
SUSSEX	204.5	98.5	733.0	1,500.0	12.9	563.9	8,911.4	2,500.3		1,381.3	1,380.1
UNION		1,253.0	1,286.2	1,150.0			18,774.8	20.0	5,458.8	660.4	20,374.9
WARREN	491.5	1.2	15.0		875.0		226.0		8.9	1,518.0	1,872.5

NOTES:
1. County totals may not add to state totals due to rounding.
2. Table 19 will not add to totals in Table 16 due to the omission of structures other than buildings.

SECTION V

TECHNICAL NOTES

SECTION V

TECHNICAL NOTES

SOURCE OF THE DATA

The statistics presented in this report are based on data derived from monthly reports submitted by local building inspectors in all New Jersey municipalities. The New Jersey Department of Labor's Division of Labor Market and Demographic Research cooperates with the U.S. Bureau of the Census in this program.

DEFINITIONS OF TERMS

Residential

1. **Dwelling unit (or housing unit):** A house or apartment unit intended for occupancy as a separate living quarters and having either:

   a. a kitchen or cooking facilities,

   or

   b. direct access from the outside through a common hall.

   Group living quarters, such as dormitories, nursing homes, and barracks are included.

2. **Single-family house:** A house with one dwelling unit. Includes semi-detached and row houses if the units are separated by a ground to roof party wall. Does not include mobile homes.

3. **Two-family house:** A house with two dwelling units. If built side-by-side, they do not have a ground to roof party wall and they generally have a common attic, basement, heating plant, and other common features.

4. **Three-and four-family buildings:** Each building contains three or four housing units having a common basement, heating plant, stairs, water supply and disposal facilities, or entrance.

5. **Five-or-more-family buildings:** Each building contains five-or-more housing units having a common basement, heating plant, stairs, water supply and sewerage disposal facilities, or entrance. Condominiums and cooperatively owned apartment buildings may fall into this category.

6. **Publicly-owned housing units:** Includes all housing units owned by federal, state and local governments, public housing authorities, and on military reservations, except barracks.

7. **Additions and alterations:** Includes all additions and alterations to the types of building listed above, including most conversions.

8. **Demolitions:** Includes all permits issued for demolitions or razing of housekeeping units in residential buildings, whether privately or publicly owned.

Non-Residential

9. **Amusement, Social and Recreational:** Includes buildings designed to provide amusement or recreation.

10. **Churches and Other Religious Buildings:** Includes churches, temples, synagogues, parish halls, Sunday school rooms, monasteries and convents.

11. **Industrial Buildings:** Includes plants producing, processing, or assembling goods and materials, such as factories, machine shops, paper mills, beverage plants, manufacturing plants and printing plants.

12. **Parking Garages (Buildings and Open Decked):** Includes garage buildings and open-deck parking structures to be used primarily for transient parking. Does not include storage garages or parking lots.

13. **Service Stations and Repair Garages:** Includes service stations and repair garages.

14. **Hospitals and Institutional Buildings:** Includes hospitals, convalescent homes, rest homes, homes for the aged, nursing homes, orphanages, and similar establishments for prolonged institutional care. Does not include doctors' offices or staff houses or apartments.

15. **Office, Bank and Professional Buildings:** Includes offices, banks and professional buildings, financial institutions, administration buildings and medical office buildings.

16. **Public Works and Utilities:** Buildings providing public services such as; transportation, communications, power, light, heat, sewage and garbage disposal, trash incineration and water supply.

17. **Schools and Other Educational Buildings:** Buildings such as schools, libraries, museums, observatories, universities and academies.

18. **Stores and Customer Service:** Buildings used in the buying, selling, distributing, or storing of merchandise and materials, or performing customer services such as; stores, auto and other showrooms, warehouses, grain elevators, restaurants, taverns, night clubs, bakery shops, laundromats, beauty and barber shops and kennels.

19. **Other Non-Residential Buildings:** Includes buildings such as sheds, boat houses, barns, silos, dog pounds, post offices, storage garages, animal hospitals, jails and reformatories.

20. **Structures Other Than Buildings:** Includes non-building recreational facility construction and harbor and port facility construction such as; outdoor swimming pools, marinas, outdoor stadiums, parks, outdoor theaters, boardwalks, wharves and docks.

LIMITATIONS OF THE DATA

1. Building permit data reflect **planned** construction and not construction actually put in place. However, studies have indicated that construction is actually undertaken in the majority of cases.

2. Evidence is lacking as to how closely the valuations recorded for building permit purposes approximate the dollar amount of construction involved.

3. Due to a change in collection procedures, data for conversions are incomplete for 1987 and 1988 and unavailable for 1989 and 1990.

STATE OF NEW JERSEY
DEPARTMENT OF LABOR
LABOR MARKET & DEMOGRAPHIC
RESEARCH
CN 388
TRENTON, NEW JERSEY 08625-0388

FIRST CLASS MAIL
U.S. POSTAGE PAID
TRENTON, N.J.
PERMIT NO. 21

FOR MORE INFORMATION ON THE DATA CONTAINED IN THIS REPORT, PLEASE CONTACT FRANK FERDETTA OR RANDY BELKNAP AT (609) 292-0076.